



Professional Office/Retail Space 1356 Route 28A, Bourne, MA

2,880 SF - \$450,000

Land Area - 19,471 SF or .45 Acre

Building Completely Upgraded

11 Approved Off Street Parking Spaces

Zoned B-2 - Business 2

Excellent Visibility - Street Signage

Retained to Market by:



Hartel Commercial

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EXTERIORS

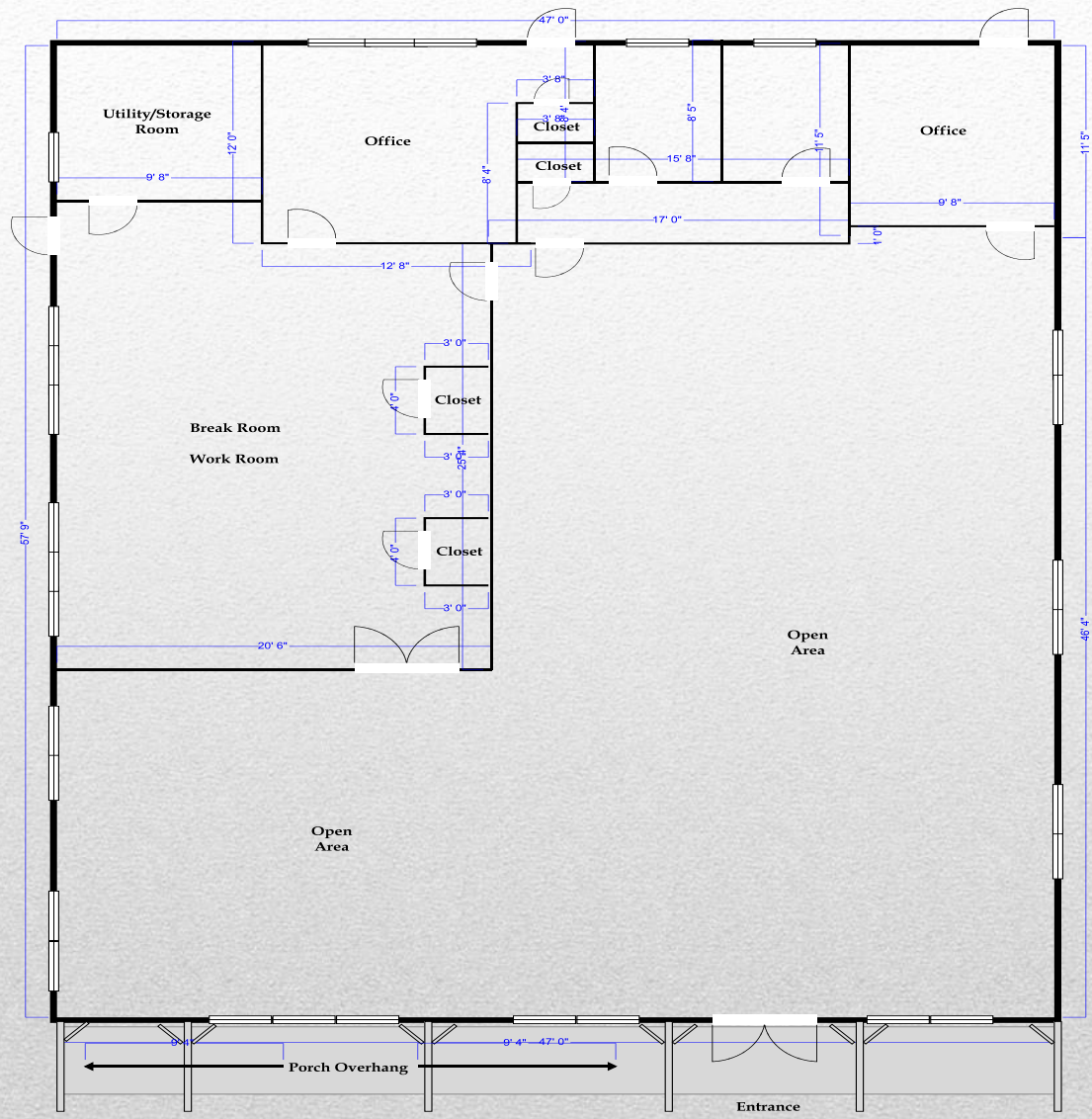
Area

- This area in Bourne is the village of Cataumet, located just beyond the North Falmouth town line on Route 28A. Various complimentary businesses line this section of road along with a mix of residential houses. The commercial influences include the Beach Plum Bakery, Cataumet Fish, Cape Cod Dance Center, Cape Cod Kayak, Somerset Ice Cream Shop, Courtyard Restaurant, The Parrot Restaurant, Mini Golf, Cataumet Boats and the Shining Sea Bikeway, a 10.7 mile bike path to Woods Hole.
- Located 6 miles south of the Bourne Bridge, 2 miles south of the Otis Rotary and 1 mile north of the Route 151 Exit, this highway parallels Route 28 MacArthur Blvd., the highway connecting to Falmouth and points south. Route 28A has become the interior highway of sorts being a two lane road. Easy access to Route 28 and residential areas gives this area high visibility.

Building Upgrades

- 2,880 SF Professional Space
- 2 Baths (1-ADA)
- New Roof
- New HVAC System w/AC
- Upgraded Electrical
- New Carpet, Paint, Windows, Lighting
- 2 Large Backrooms, Offices, 3 rear entrances
- Covered Porch Entrance w/Recessed Lighting
- Cable Ready, Alarm System, Security Lighting in Rear
- NStar Security Light on Pole Available
- Lighted Street Signage

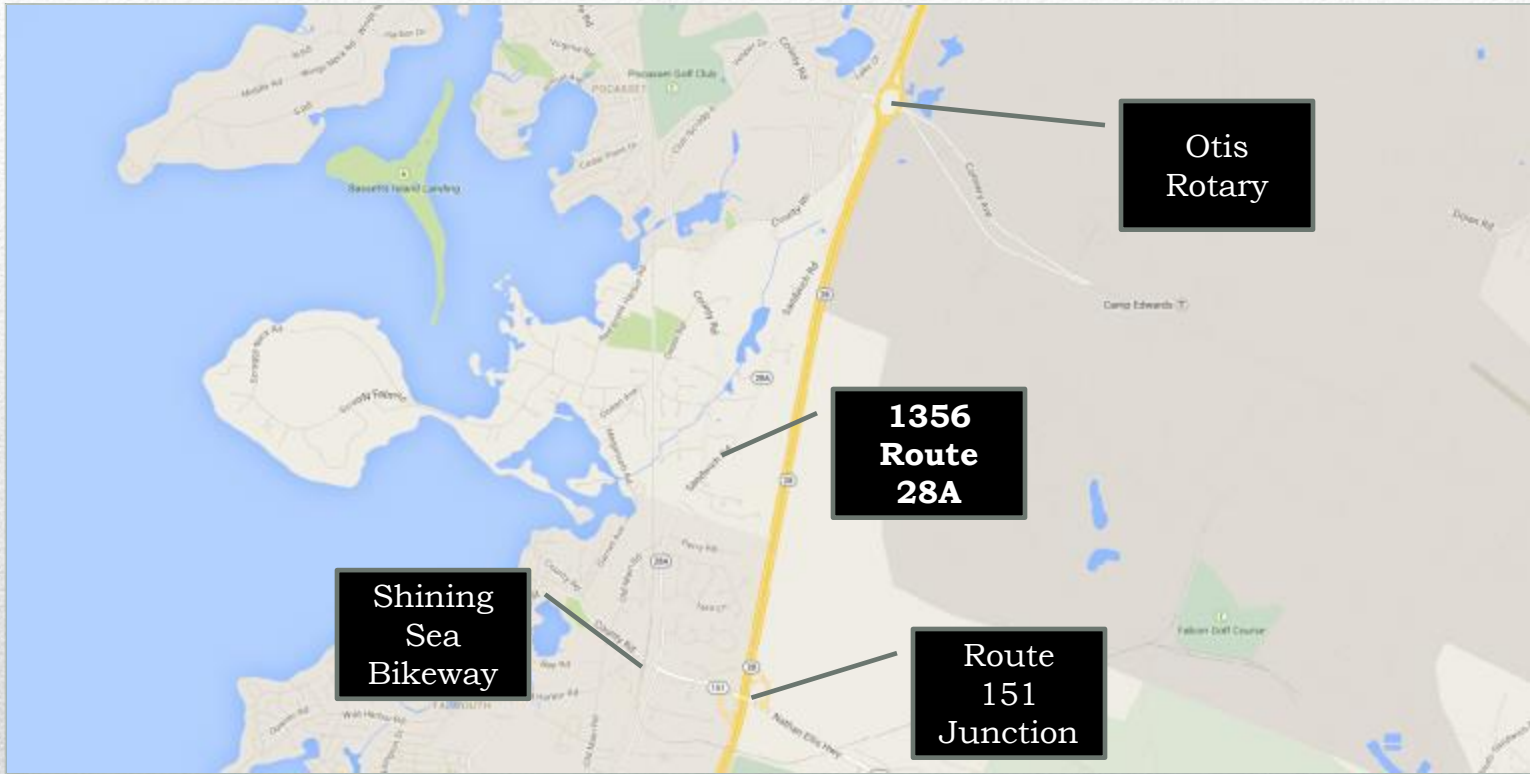
2,880 SF-\$450,000



**County Rd., aka
Route 28A**



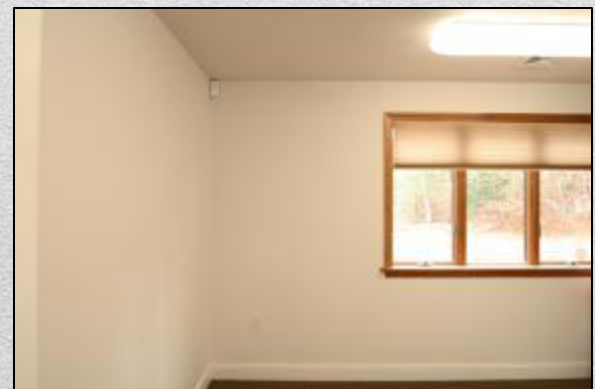
FLOORPLAN



Location Map



Satellite Map



Interior Views